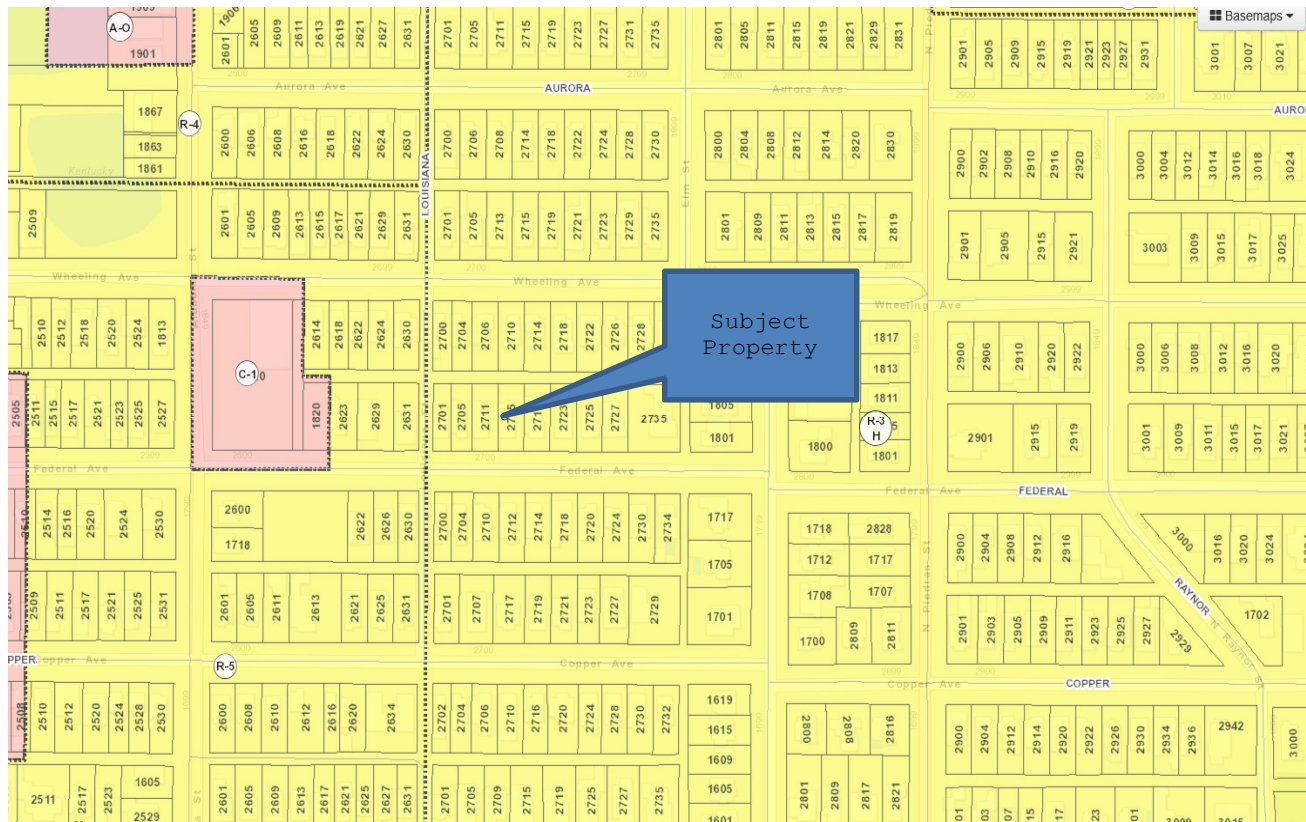




**PHAP16-00009**

**Date:** May 2, 2016  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Dora Valero and Tomas Ornelas  
**Representative:** Dora Valero and Tomas Ornelas  
**Legal Description:** 19 Manhattan Heights 42 & 43, City of El Paso, El Paso County, Texas  
**Historic District:** Manhattan Heights  
**Location:** 2715 Federal Avenue  
**Representative District:** #2  
**Existing Zoning:** R-3/H (Residential/Historic)  
**Year Built:** 1920  
**Historic Status:** Contributing  
**Request:** Certificate of Appropriateness for the demolition and construction of a rear yard addition  
**Application Filed:** 4/18/2016  
**45 Day Expiration:** 6/2/2016

**ITEM #1**



**GENERAL INFORMATION:**

The applicant seeks approval for:

Certificate of Appropriateness for the demolition and construction of a rear yard addition

**STAFF RECOMMENDATION:**

The Historic Preservation Office recommends APPROVAL WITH A MODIFICATION of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged or destroyed in the process of rehabilitation.
- Any new addition should be planned so that it is constructed to the rear of the property or on a non-character defining elevation and is minimally visible from the public right of way.
- Introduce additions in locations that are not visible from the street-generally on rear elevations.
- It is not appropriate to introduce an addition if it requires the removal of character-defining building features such as patios, mature vegetation or a detached structure.
- Design an addition so it is compatible in roof form, proportions, materials and details with the existing structure.
- Design an addition so that if removed in the future, the historic building's form and character defining features are not obscured, damaged, or destroyed.

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

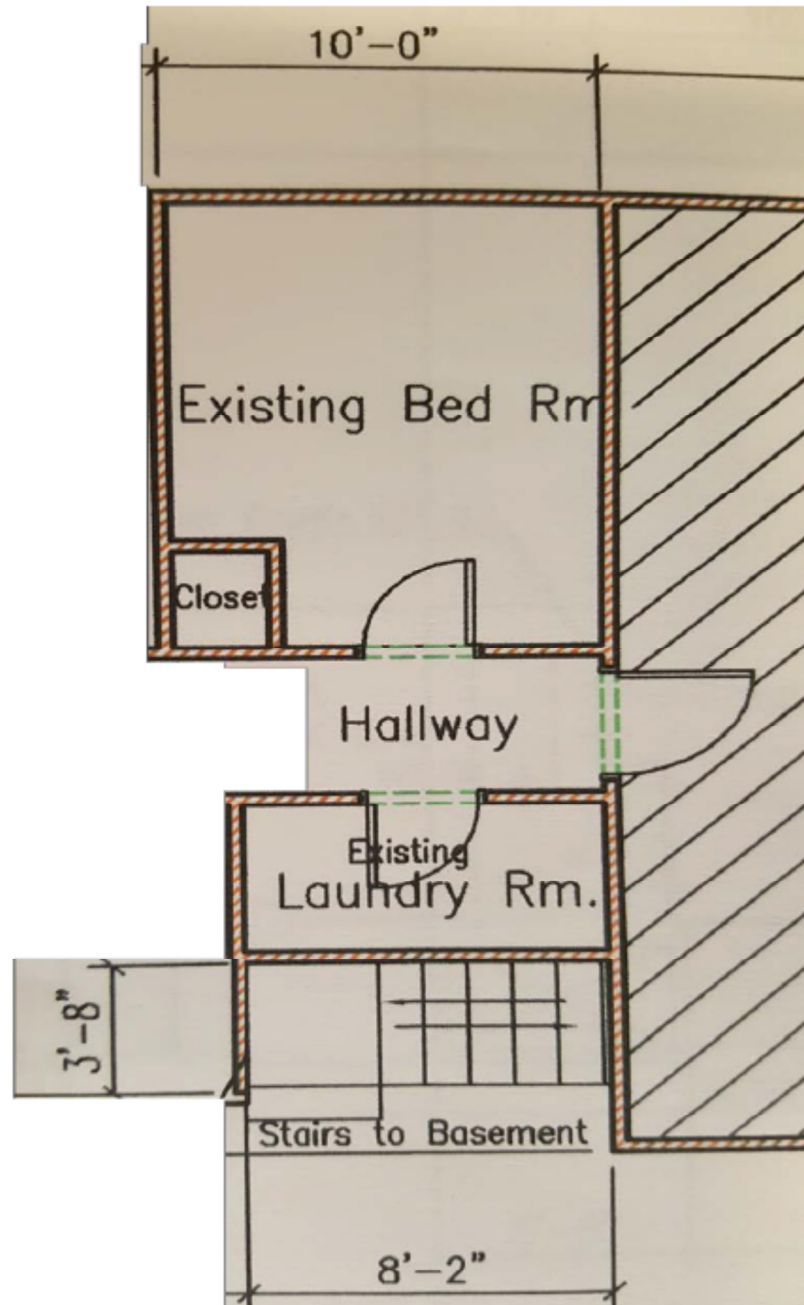
The modification is that accurate drawings be submitted for approval.

The map displays a grid of land parcels, each identified by a unique number. A prominent blue callout box highlights a specific parcel, indicating it as the "Subject Property". The surrounding area is divided into sections labeled with letters (A-C) and numbers (R-4, R-5, R-3). Various other labels are scattered throughout, such as "Basements" and "Copper". The map uses a color-coded system to distinguish between different types of land or ownership.

## PLAN

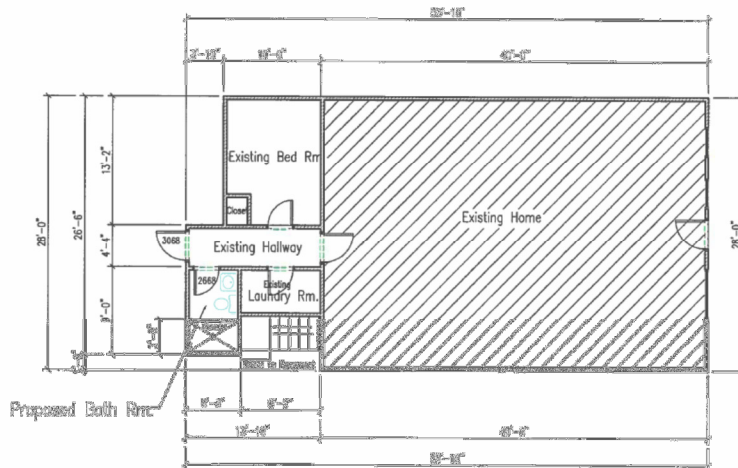
Residence at 2715 Federal Ave. (79930)

Existing Rear Addition: Bedroom, Hallway, Laundry Room





## PROPOSED PLANS



GENERAL NOTES:

1. EXTERIOR WALLS TO BE 2X4 STUDS @ 16" O.C.
  2. INTERIOR NON-BEARING WALLS TO BE 2X4 STUDS @16" O.C.
  3. INTERIOR BEARING WALLS TO BE 2X4 STUDS @16" O.C.
  4. ALL HEADERS SPANNING MORE THAN 3' SHALL BE 2X12'S
  5. ALL FIXTURES AND APPLIANCES TO BE CHOSEN BY OWNER
  6. USE FIRE STOP PER U.F.C.I.B.C. OR LOCAL CODE REQUIREMENTS
  7. ONE HOUR OCCUPANCY SEPARATION BETWEEN HOUSE AND GARAGE. PUT SHEET ROCK ON BOTH SIDES
  8. ALL DIMENSIONS ARE TO BE CHECKED AND CONFIRMED BY CONTRACTOR PRIOR TO POURING OF CONCRETE.
  9. INSULATE WALLS R-13 MIN. CEILING R-30, PERIMETER R-4 MIN.
  10. INTERIOR TO BE SHEETROCKED, TAPED, TEXTURED, AND PAINTED
11. ~~CEILING TO BE SHEETROCKED, TAPED, TEXTURED, AND PAINTED~~  
 12. ~~ALL JOINTS SHALL BE AT 48" ON CENTER~~

Proposed New Bath Addition to existing Home and Basement Columns Reinforced  
2715 Federal, El Paso, Texas.  
Contractor: Tasi Minor 575-644-9420 Clients: Mr. Tomas Gonzalez  
PROJECT LOCATION :  
3715 Federal st. El Paso, Texas  
SCALE 1"=10" March 30-2016

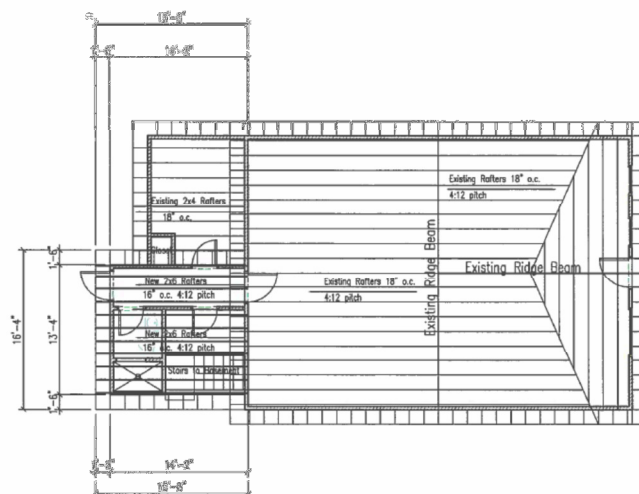
Existing House W/Proposed New Bath RM. Addition

$$\text{number } 1/5^{10} = 1^2 - 0^2$$

ASH:	
Shelby House	1,350.57 SQ.FT.
Peapack Park Rm. Area	76.00 SQ.FT.
Gar. Open Pkgs	5.58 SQ.FT.
Front Entr. Pad	4.35 SQ.FT.
<b>TOTAL AREA:</b>	<b>1,436.50 SQ.FT.</b>

**CDA** **CONSTRUCTION DOCUMENTS ASSOCIATION**  
1000 RIVERVIEW DRIVE, SUITE 100  
ANN ARBOR, MI 48106  
734/769-0000  
WWW.CDA-USA.ORG

2-BED EXISTING W/1.0 ROOMS BATH ADDITION PLAN AAA



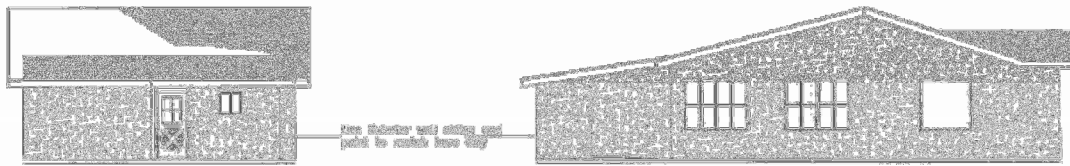
Existing Roof W/New Addition Roof W/New 2x 6 Rafters

scale: 1/8"=1'-0"

Proposed New Bath Addition to existing Home and Basement Columns Reinforced  
2715 Federal, El Paso, Texas.  
Contractor: Ted Minor 575-644-9420 Clients: Mr. Tomas Omplina  
PROJECT LOCATION :  
2715 Federal st. El Paso, Texas  
SCALE  $\frac{1}{8}'' = 10''$  March 30-2016

**CDA**  
COUNCIL OF DISTRICT ATTORNEYS  
OF THE DISTRICT OF COLUMBIA  
1000 K STREET, N.W.  
WASHINGTON, D.C. 20004  
(202) 691-2000

## ELEVATIONS



### Back Elevation with Bath Rm Addition

Side Elevation

Existing Home W/New Bath Rm. Addition and Roof Design Elevations

Approved New Best Address Requested Name and Address: **California Department of Public Health, 1515 Pico Blvd., 15th Floor, San Francisco, CA 94109-1629. Telephone: 415-205-4000.**

**INVESTMENT-GROWTH ORIENTED PLAN ASA**